

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 Bell Street, Seddon Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$860,000

&

\$890,000

### Median sale price

Median price \$1,155,000

Property Type House

Suburb Seddon

Period - From 01/07/2021

to 30/06/2022

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property  | Price     | Date of sale |
|---|---------------------------------|-----------|--------------|
| 1 | 9 Hood St YARRAVILLE 3013       | \$950,000 | 28/05/2022   |
| 2 | 64 Pentland Pde YARRAVILLE 3013 | \$915,000 | 16/05/2022   |
| 3 | 10 North St SEDDON 3011         | \$870,000 | 02/06/2022   |

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/08/2022 12:28



3 1

**Property Type:**  
**Land Size:** 295 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$860,000 - \$890,000

**Median House Price**

Year ending June 2022: \$1,155,000

## Comparable Properties



**9 Hood St YARRAVILLE 3013 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 28/05/2022  
**Property Type:** House (Res)  
**Land Size:** 250 sqm approx

**64 Pentland Pde YARRAVILLE 3013 (VG)**

**Agent Comments**

3 - -

**Price:** \$915,000  
**Method:** Sale  
**Date:** 16/05/2022  
**Property Type:** House (Res)  
**Land Size:** 274 sqm approx



**10 North St SEDDON 3011 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 02/06/2022  
**Property Type:** House  
**Land Size:** 167 sqm approx